

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

December 5, 2013

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, December 10, 2013 November 23, 2013 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Director, HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of December 3, 2013.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:

Case: P13-089 Minor Site Plan Interim Use
Applicant: M-C Plaza VI & VII, LLC
Attorney: Charles Harrington, Esq
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 200 Greene Street
Block: 11603 Lot: 31
Zone: Exchange Place North Redevelopment Plan
Description: Construction Sign
Decision: Approved for three (3) years.
7. New Business:
8. Adopt 2014 calendar – **Calendar Adopted.**
9. Review and discussions of amendments to the Land Development Ordinance pertaining to signage standards. **Recommended.**
10. Review and discussions of amendments to the Land Development Ordinance pertaining to R-1 side yard setback requirements. **Recommended.**
11. Case: P13-007 Minor subdivision
Applicant: Dharam Mehta
Attorney: Allen Hantman, Esq.
Review Planner: Kristin Russell
Address: 257-259 Halladay St.
Block: 20102 Lot: 45
Zone: Morris Canal Redevelopment Plan
Description: Subdivision of one lot into two conforming lots.
Decision: Approved.
12. Case: P13-052 Preliminary & Final Major Site Plan
Applicant: Cheesecake Lofts LLC
Attorney: James Burke
Review Planner: Kristin Russell
Address: 251 Newark Ave.
Block: 11110 Lot: 5
Zone: Village Redevelopment Plan
Description: New 5-story mixed use building with 1,147 sf ground floor retail, garaged parking for 12 vehicles, and 20 residential units above.
Decision: Approved with conditions.
13. Case: P13-053.1 Amended Final Major Site Plan
Applicant: 360 9th St., LLC
Attorney: Charles Harrington, Esq.
Review Planner: Kristin Russell
Address: 364 Ninth St.
Block: 6902 Lot: 29
Zone: Ninth & Brunswick Redevelopment Plan
Description: Original approval granted August 20, 2013. Amendments include phasing the project and floorplan modifications.
Decision: Approved with conditions.
14. Case: P13-040.1 Amended Final Major Site Plan
Applicant: Jersey Avenue MM, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 532-536 Jersey Avenue; 168-170 Columbus Drive
Block: 12704 Lot: 20, 21, 28, 29
Zone: Newark Avenue Downtown Redevelopment Plan
Description: Original approval granted June 18, 2013. Amendment to add underground parking.
Decision: Approved.
15. Case: P13-076 Minor Site Plan with deviations
Applicant: Forman Sign Company
Attorney: Gary Smith
Review Planner: Jeff Wenger
Address: 3000 Kennedy Blvd.
Block: 6502 Lot: 13.20
Zone: Journal Square 2060 Redevelopment Plan
Description: Sign installation
Deviation: Sign height.
Decision: Approved with condition.

16. Case: P13-079 Preliminary and Final Major Subdivision with deviations
 Applicant: TRFDP- Jackson Green LLC
 Attorney: Charles Harrington
 Review Planner: Jeff Wenger
 Address: 659-661 Ocean Ave.
 Block: 22602 Lot: 8, 9, 10, 11
 Zone: MLK Drive Redevelopment Plan
 Description: Subdivision of 4 lots into 8.
 Deviation: Minimum lot size
Decision: Approved.
17. Case: P13-080 Preliminary and Final Major Site Plan with deviations
 Applicant: TRFDP- Jackson Green LLC
 Attorney: Charles Harrington
 Review Planner: Jeff Wenger
 Address: 659-661 Ocean Ave.
 Block: 22602 Lot: 8, 9, 10, 11
 Zone: MLK Drive Redevelopment Plan
 Description: Construction of 15 unit affordable townhouse development
 Deviation: Minimum lot size
Decision: Approved with conditions.
18. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with “c”variances # P13-022 submitted by McDonald’s Corporation (881-889 Communipaw Avenue).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan with “c”variances # P13-023 submitted by McDonald’s Corporation (881-889 Communipaw Avenue).
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P13-074 submitted by Newport Associates Development Corporation (Newport Redevelopment Plan Area east side of Washington Boulevard - Block 7302 – All Lots).
 4. Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan # P13-090 submitted by PHM Associates, LLC (2 Journal Square).
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor site Plan with Deviations # P13-050 submitted by Sukhminder Kaur (628 summit Avenue).
 6. Resolution of the Planning Board of the City of Jersey City Approving Amended Final Major Site Plan with Deviations # P12-085.1 for Phase I of project submitted by Journal Square Associates, LLC (595-621 Pavonia Ave: 536-539 Summit Ave:136 Magnolia Ave).
 7. Resolution of the Planning Board of the City of Jersey City Approving final Major Site Plan # P05-179.3 submitted by Criterion Urban Renewal Co.,LLC (100 Clifton Place).
 8. Resolution of the Planning Board of the City of Jersey City Approving final Major Site Plan # P05-179.4 submitted by BR Hague Urban Renewal Co., LLC
 9. Resolution of the Planning Board of the city of Jersey city approving Preliminary and Final Major site Plan Amendment# P05-179.5 submitted by Beacon Development, LLC (Montgomery St, Baldwin Ave & Clifton Place).
 10. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with Deviations # P13-060 submitted by TRFDP-Ocean Ave, LLC (719-721 Ocean Ave).
 11. Resolution of the Planning Board of the City of Jersey City Approving Minor subdivision with Deviations # P 13-059 submitted by TRFDP (719-721 Ocean Avenue).
 12. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major subdivision with Deviations # P 13-067 submitted by Jackson Green, LLC (59-67 Virginia Avenue).
 13. Resolution of the Planning Board of City of Jersey City Approving Preliminary and Final Major site Plan # P13-058 submitted by Jackson Green, LLC (59-67 Virginia Avenue).
 14. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major subdivision # P 13-079 submitted by Jackson Green, LLC (659-661 Ocean Ave & 8-10 Orient Ave)
 15. Resolution of the Planning Board of the city of Jersey City Approving Preliminary & Final Major Subdivision with Deviations # P 13-079 submitted by TRF-Jackson Green, LLC (659-661 Ocean Ave and 8-10 Orient Ave).
19. *Executive Session, as needed, to discuss litigation, personnel or other matters*
20. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, PLANNING BOARD